

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF THE LAW AT IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
4. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
7. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
8. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREET TO TRAFFIC.
9. ANY TRAFFIC CONTROL STRIPPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
10. FINAL STRIPPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
11. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.

GENERAL NOTES STREET TREE PLANTING AND RELOCATION.

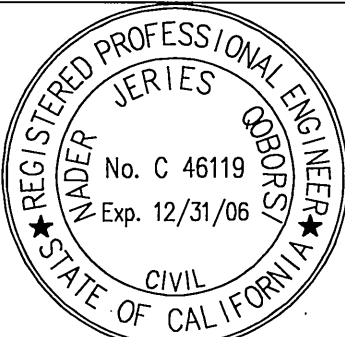
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTION CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION APPROVAL FOR EACH STAGE OF INSPECTION, A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTION ARE REQUIRED:
- A. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR; B. WHILE DIGGING PLANT PITS AND PLANTING/ RELOCATED TREES; C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE; D. AT THE END OF MAINTENANCE PERIOD, THE CONTRACTOR/ DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. STREET TREE PLANTING SHALL BE AS FOLLOWS:
- | STREET | BOTANICAL NAME/ MIN. APPROX NUMBER | NAME | COMMON NAME | SIZE | SPACING REQUIRED. |
|-----------|------------------------------------|---------|-------------|------|-------------------|
| BAKER | ULMUS PARIVOLLA | 15 GAL. | 45' 3" | | |
| LA SIERRA | JACARANDA MIMOSI | 15 GAL. | 45' 3" | | |
| | FOLIA/ JACARANDA | | | | |

6. BOTH A STREET TREE RELOCATION/ REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
7. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
- NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATION SHOWN ON APPROVED BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

CHARTER COMMUNICATIONS	
APPROVED BY: <i>[Signature]</i>	DATE: 4/9/03
WATER DEPARTMENT	
APPROVED BY: <i>[Signature]</i>	DATE: 4/3/03
ELECTRIC DEPARTMENT	
APPROVED BY: <i>[Signature]</i>	DATE: 4/3/03
SO. CA. GAS CO.	
APPROVED BY: <i>[Signature]</i>	DATE: 4-9-03

BENCHMARK
POINT ID: G1-H3
ELEVATION: 741.142
DATE/VD: 1997
REFERENCE: LL43/89
DATUM: 1929
ADJUSTMENT YEAR: 1971
DESCRIPTION:
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHERLY END OF A CATCH BASIN ALONG THE WESTERLY CURB OF LA SIERRA AVENUE, 44 FEET NORTHERLY OF THE B.C.R. OF THE NORTHWESTERLY CLUB RETURN AT LA SIERRA AVENUE AND GRAMERCY PLACE SET AS PART OF THE GRAMERCY-GOLDEN TOPO PROJECT.

CITY OF RIVERSIDE
BUSINESS TAX CERTIFICATION NO. 108686
EXPIRATION DATE : 08-01-2003
FORESIGHT ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
505 N. TUSTIN AVE. SUITE 284
SANTA ANA CA 92705
TEL (714)542 1214 • FAX (714)542 0117
PREPARED UNDER THE SUPERVISION OF :
[Signature] **NADER J. QOBORSI** 4/5/03
NADER J. QOBORSI RCE NO. C46119 DATE

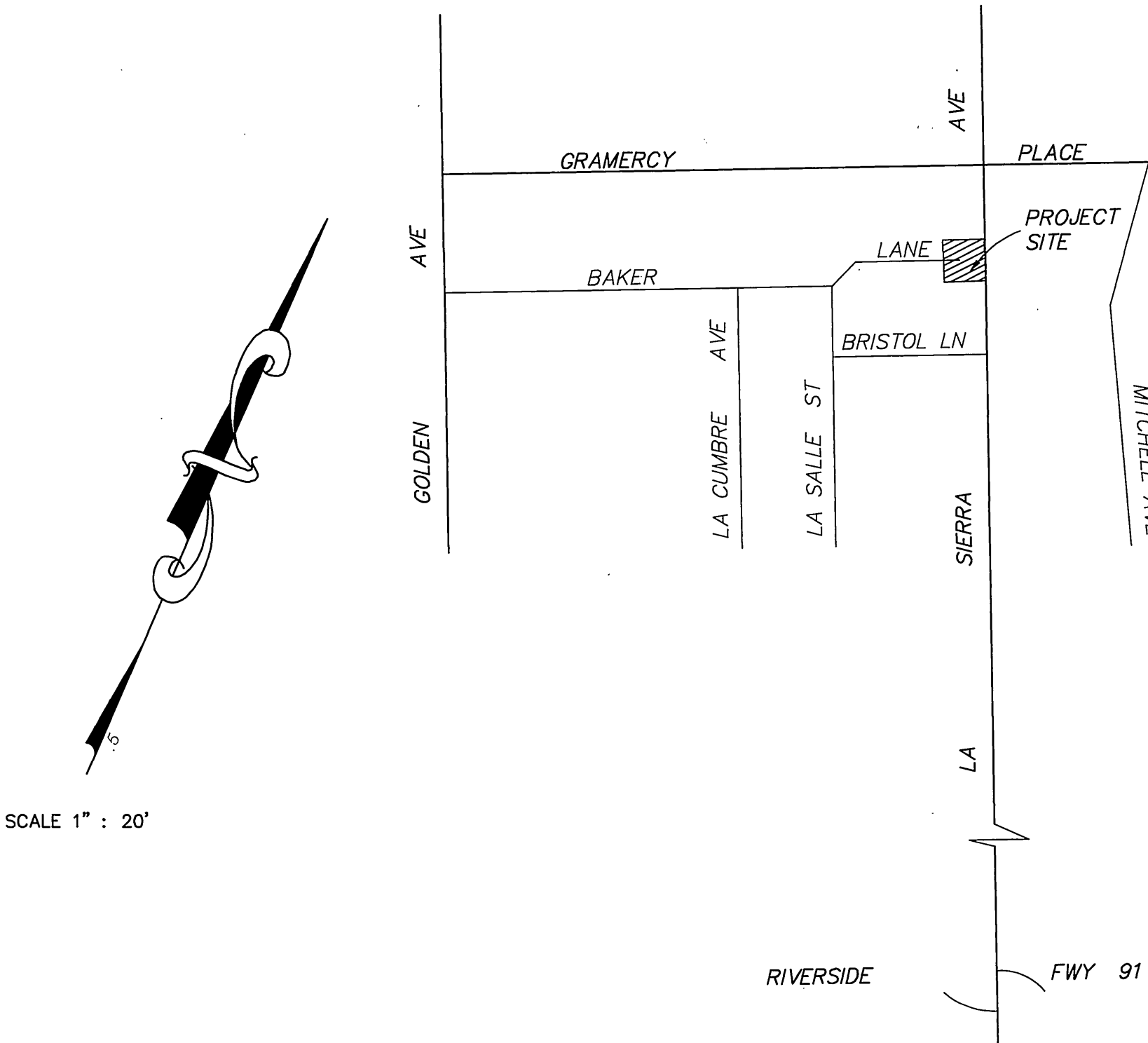


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CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY:	DATE:	BY:	APPROVED BY:
PRINCIPAL ENGINEER	4/9/03	4/9/03	<i>[Signature]</i>
PARK DEPARTMENT			
TRAFFIC DIVISION	4/9/03		
DEPUTY P.W. DIRECTOR			
			DATE: 4/9/03

* AS-BUILT PER PLAN 1-06-06 4th

STREET PLAN AND PROFILE	
TRACT NO. 28729 BAKER LANE 169' E/O LA SALLE ST. TO LA SIERRA AVE.	
HORIZONTAL SCALE 1" = 20'	



VICINITY MAP
N.T.S.

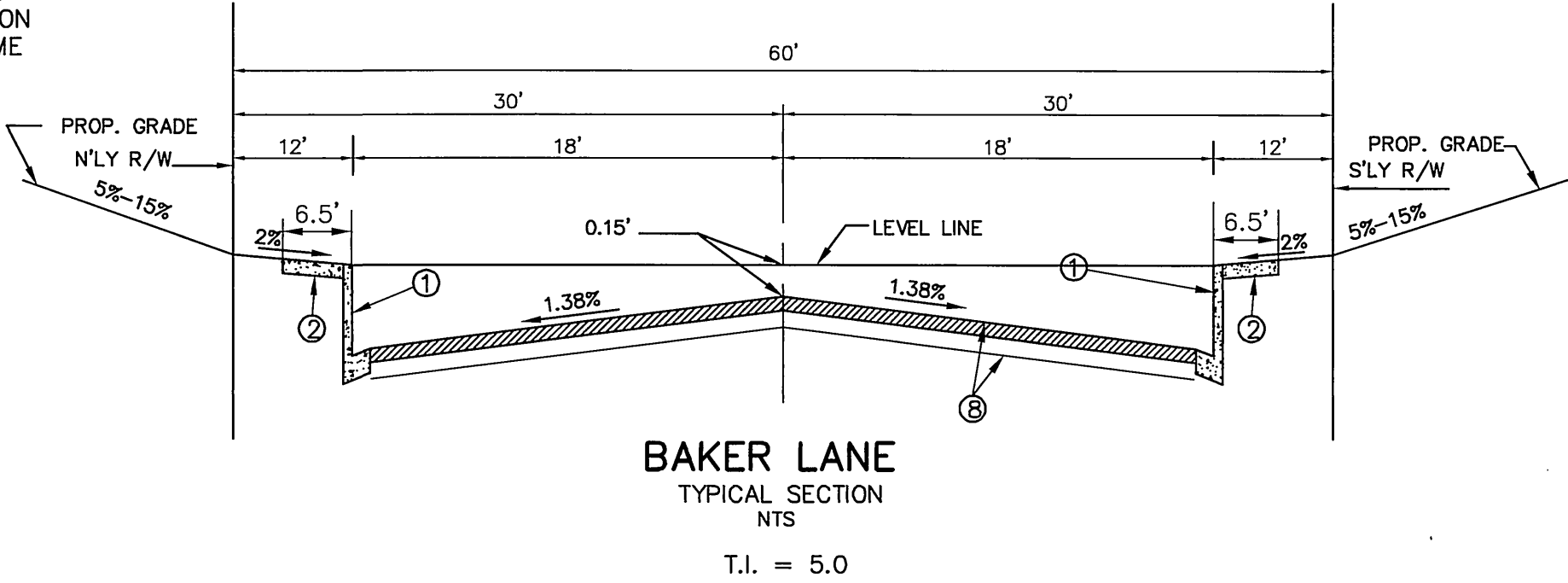
CONSTRUCTION NOTES

- ① CONSTRUCT CURB AND GUTTER TYPE "I" PER CITY OF RIVERSIDE STD. PLAN NO. 200
- ② CONSTRUCT 6.5' WIDE SIDEWALK PER CITY OF RIVERSIDE STD. PLAN NO. 325
- ③ CONSTRUCT DRIVEWAY APPROACHES PER CITY OF RIVERSIDE STD. PLAN NO. 302 TYPE CURB-1
- ⑤ SAW CUT AND REMOVE 12" OF EXIST. AC
- ⑥ STREET TREE PLANTING TO THE SATISFACTION OF THE PARK AND RECREATION DEPT.
- ⑦ CONSTRUCT CROSS GUTTER PER CITY OF RIVERSIDE STD. PLAN NO. 220
- ⑧ CONSTRUCT 3" AC PAVEMENT OVER 4" CRUSHED AGGREGATE BASE PER SR 1615, R-VALUE 5
- ⑨ CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE I
- ⑩ SAWCUT AND REMOVE EX. CURB, GUTTER, DRIVEWAYS AND SIDEWALK
- ⑪ INSTALL F-1 FLEXIBLE DELINEATORS @20' O.C.
- ⑫ REMOVE AND DISPOSE EX. BARRICADE

STREET NAME AND SIGN SCHEDULE

A	LA SIERRA AVENUE	5200
B	BAKER LANE	11100
C	R - 1 (STOP SIGN - 30')	
D	R10 (RT)	

INSTALL SIGNS PER C/R STD. 662A & 666



SHEET 1 OF 2

R - 3689

INDEXED 5-13-03 4th

745 TC NLY

740 TC NLY

735 TC NLY

745 C

740 C

745 TC SLY

740 TC SLY

745 TC NLY

740 TC NLY

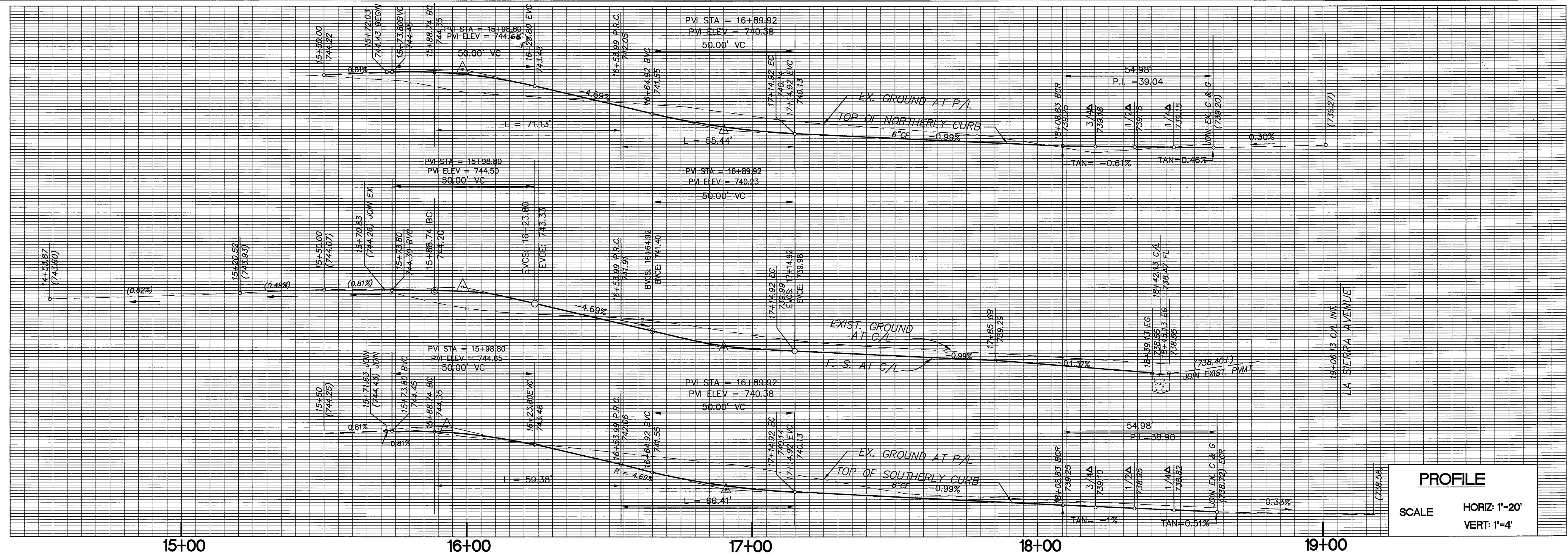
735 TC NLY

745 C

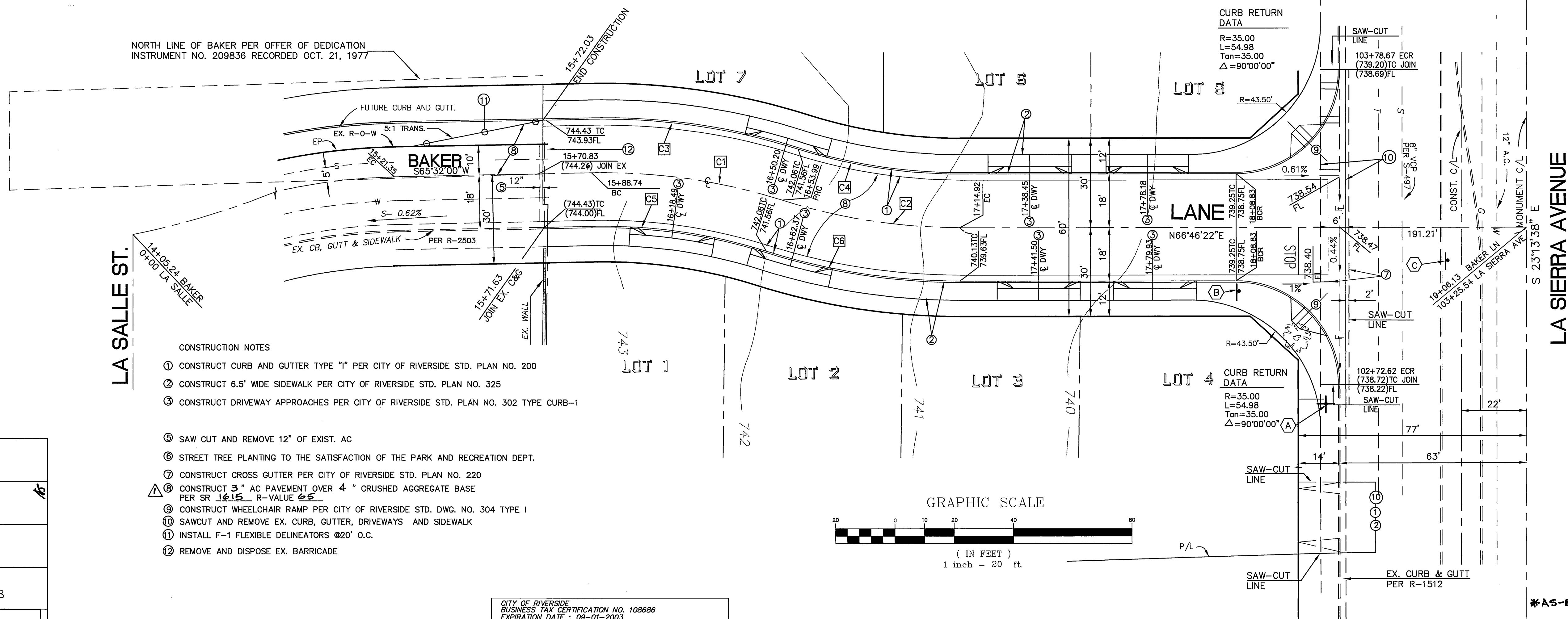
740 C

745 TC SLY

740 TC SLY



PROFILE

SCALE HORIZ: 1"=20'
VERT: 1"=4'

CONSTRUCTION NOTES

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7. CONSTRUCT 3" AC PAVEMENT OVER 4" CRUSHED AGGREGATE BASE PER SR 1615 R-VALUE 65
8. CONSTRUCT WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304 TYPE I
9. SAWCUT AND REMOVE EX. CURB, GUTTER, DRIVEWAYS AND SIDEWALK
10. INSTALL F-1 FLEXIBLE DELINEATORS @20' O.C.
11. REMOVE AND DISPOSE EX. BARRICADE

GRAPHIC SCALE

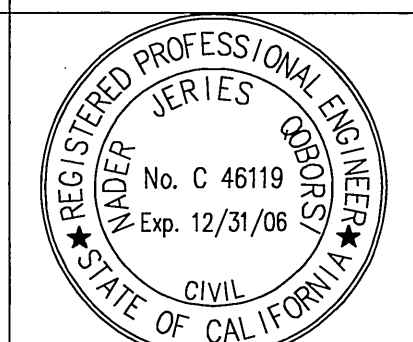
(IN FEET)
1 inch = 20 ft.

CHARTER COMMUNICATIONS			
APPROVED BY:	<i>[Signature]</i>	4/9/03	DATE
WATER DEPARTMENT			
APPROVED BY:	<i>[Signature]</i>	4/13/03	DATE
ELECTRIC DEPARTMENT			
APPROVED BY:	<i>[Signature]</i>	4/3/03	DATE
SO. CA. GAS CO.			
APPROVED BY:	<i>[Signature]</i>	4-09-03	DATE

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	65.25'	200.00'	32.92'
C2	60.93'	200.00'	30.70'
C3	71.13'	218.00'	35.88'
C4	55.44'	182.00'	27.94'
C5	59.98'	182.00'	29.96'
C6	66.41'	218.00'	33.46'

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PREPARED UNDER THE SUPERVISION OF
[Signature] 4/13/03
NADER J. QOBORSI RCE NO. C46119 DATE



CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT			
APPROVED BY:	DATE	BY	APPROVED BY:
PRINCIPAL ENGINEER	4/16/03	<i>[Signature]</i>	PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION	4/16/03	<i>[Signature]</i>	DATE: 4/16/03
DEPUTY P.W. DIRECTOR			

ADDED PAVING SECTION INFO
MARK REVISIONS
DESIGN BY: NJQ DRAWN BY: JLB CHECK BY: NJQ

STREET PLAN AND PROFILE
TRACT NO. 28729
BAKER LANE
169' E/O LA SALLE ST. TO LA SIERRA AVE.
HORIZONTAL SCALE 1" = 20'
INDEXED 5-13-03 *[Signature]*